

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
March 14, 2006
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order by Chairperson Napolitano at 7:10 p.m.

2.ROLL CALL

Members present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Kempiaik, Boardmember Jimenez, Boardmember Wrublik, and Boardmember Richardson. Alternate Boardmember Stafford served on the Board.

Members absent: Boardmember Hawley

Departments Present: Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Parks, Recreation, and Library Director Jeanine Guy, Assistant Fire Chief Bob Costello, and Town Engineer Woody Scoutten.

3.APPROVAL OF MINUTES

Motion made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve the February 28, 2006 Work Session with the change of adding Chris Schmaltz as the attorney in attendance, and the addition of Boardmember Jimenez being present for 10 minutes of the meeting. Motion passed unanimously.

4.APPROVAL OF MINUTES

Motion made by Vice Chairman Zwerg and seconded by Boardmember Jimenez to approve the February 28, 2006 Regular Minutes as presented. Motion passed unanimously.

5.OLD BUSINESS:

5A. Valle del Sol Community Master Plan-CMP04-472

Planning Manager Suparna Dasgupta requested the Board to table this item. Motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to table the request to adopt a Community Master plan covering 311± acres generally located west of the Sun Valley Parkway between Bethany Home and Camelback Roads. Motion passed unanimously.

6.NEW BUSINESS:

6A. Farallon Well Site and Booster Pump Station-SP05-30

Farallon Engineer Sean Williams from Coe and Van Loo, and Mary Flynnne from D.R. Horton showed a simulation video about the proposed well site and pump station. A public hearing was opened at 7:26 p.m. to hear citizen input on the proposed well site and pump station. There being no comment from the public the hearing was closed at 7:26 p.m. A motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to approve the application for a Site Plan for the Water Campus and Well Site #1 in the Farallon Subdivision with stipulations. Motion passed unanimously.

6B. Cipolla Preliminary Plat-PP05-25

Dustin Jones for McGee Homes highlighted the project and noted that it increased its open space after review. The Board asked the developer to contact the surrounding homeowners to discuss the issue of two story homes surrounding their property. CMX Engineer Dean Pearson spoke in favor of the open space plan being under the power lines. Town Attorney Mark Langlitz was concerned about the liability of the Town if they labeled the land under the power lines as open space. A public hearing was opened at 8:00 to hear citizen input about the proposed preliminary plat. There being no comment from the public the hearing was closed at 8:01 p.m. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve the 198 acre preliminary plat consisting of 577 single family lots generally located at the northeast corner of Rainbow Road and Dunlap Road with the stipulation additions 1) "Prior to closing the last ten (10) percent of the houses within the project, or as other wise approved by staff, the Developer shall pay a pro rata share, based on acreage, of the cost of up to nine

(9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of cost (25 percent share of 4 signals, 50 percent share of 4 signals, and 100 percent share of 1 signal) based on an anticipated signal cost of \$300,000 each”, and 2) “This project shall pay a pro rata share based on acreage of the cost of widening the Rainbow road bridge over the RID Canal based on an assessed area of one-half mile on both sides of Rainbow Road from Broadway Road to Yuma Road”, and 3) “This project shall pay a pro rata share based on acreage of the cost of widening the Dean Road bridge over the RID Canal based on an assessed area of on-half mile on both sides of Dean Road from Broadway Road to Yuma Road”, and 4) “Construction of this project shall not begin until the portion of Dunlap Road, east of Rainbow Road, which is not located on this property, is constructed by the Developer of Rainbow Ranch or this Developer with the permission of the owner of Rainbow Ranch”. Motion passed unanimously.

6C. Curl and Tease Salon Minor General Plan Amendment-GPA05-12

Planner Adam Zaklikowski and salon owner Dawn Hardesty were available to answer the Board’s questions. After some discussion, a public hearing was opened at 8:16 p.m. to hear citizen input on the proposed amendment. There being no comment from the public the hearing was closed at 8:16 p.m. A motion made by Vice Chairman Zwerg and seconded by Boardmember Kempiak to approve the request by Dawn Hardesty for a Minor General Plan Amendment from Multi-Family to Mixed Economic Use located at 517 Clanton Avenue, on the southwest corner of South 6th Street and Clanton Avenue in the Town of Buckeye. Motion passed unanimously.

7. COMMENTS FROM THE PUBLIC

None

8.COMMENTS FROM THE DEVELOPMENT BOARD

Baordmember Richardson-commended staff for their hard work
Boardmember Kempiak-None
Boardmember Wrublik-None
Vice Chairman Zwerg-None
Boardmember Hawley-Absent
Boardmember Jimenez-Introduced son to the Board
Alternate Boardmember Stafford-commended staff for their work and vision.
Chairperson Napolitano-None

9. DISCUSSION by Suparna Dasgupta

- Report on General Plan and Development Code Update Process
- Discussion on the Kiosk Program
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10.REPORTS FROM STAFF by Bob Bushfield

- Presented January and February Report
- Claudia Herrera to be Management Assistant, her position will be advertised.
- Ian’s former position is open with 12 applicants. Sean and Bob to interview.
- (2) More positions requested for next FY.
- MAG Census Survey
- Division needed for in-house plan review.
- New building move projected for March 29th.

11. ADJOURNMENT

There being no further business to come before the Board a motion made by Boardmember Kempiak and seconded by Vice Chairman Zwerg to adjourn the meeting at 8:48 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 14th day of March 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk